

April 6, 2004

MICHAEL LARKEN, ESQ
200 S. BISCAYNE BLVD. 850
MIAMI, FL 33131

**RE: Public Hearing Application #Z2004000067
TRINITY PROPERTIES OF ADVENTURA**

Dear MICHAEL LARKEN, ESQ :

In order to process the aforementioned public hearing application, the following items must be submitted to this office as soon as possible. Processing of this application will be withheld until the comments and deficiencies listed below have been addressed.

1. Your plans show the building's parapet with a height of 11', and designated for future signage. Be advised that according to the Zoning Code section 33-55, a parapet with a height of 5' is permitted for ornamental purposes only. Please revise plans or request variances in new Letter of Intent.
2. Your elevation plans show the height of the building including the parapet to be 70.75'. Be advised that according to section 33-58, no building in IU-1 District shall be of a height greater than the width of the widest street. Please revise plans or request variance in a new Letter of Intent.
3. Your site plan shows the first floor with a height of 15.75'. In addition, some storage space is shown, too. Be advised that according to section 33-124 (p)(1) individual storage units shall not exceed 12' on interior height. Please show in plans first floor individual storage units' height and/or request variance in Letter of Intent.
4. Your lawn area shown in your plans is more than the maximum allowed by Section 18A-6 of the Chapter 18A Landscape Code. Please recalculate your lawn area or request a variance in your Letter of Intent.
5. Your site plan shows the covered parking having a two-way marked entrance and a one-way marked exit lane. Please revise plan.
6. Provide pictures of subject property.
7. Be advised that plans are not required for District Boundary Zone changes. However, the plans that you submitted show several discrepancies. You have the option to revise or withdraw plans from this application. If plans are submitted, you must address the issue of the proffered covenant to tie to the Site plan and/or submit the covenant at this time.

If plans are requested above, submit six (6) complete sets, along with a reduced 8 ½" x 11" copy to be sent to my attention.

If you have any questions regarding this matter, please do not hesitate to contact me. I can be reached by calling (305) 375-2640.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorge Vital". The signature is fluid and cursive, with the first name "Jorge" and last name "Vital" clearly distinguishable.

Jorge Vital
Zoning Hearings Section

DEFICIENCY LETTER